Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of July 2016.

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Randall K. Goodgame and Amy B. Goodgame	Pinnacle Bank	172 10 0B 065.00
(NAME)	(NAME)	
6268 Palomar Court	P.O. Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety-Six Thousand Five Hundred And No/100 Dollars ($496,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer M. Ladefoged**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randall K. Goodgame and Amy B. Goodgame, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 65 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1, of record in Instrument 200102090012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Ladefoged, an unmarried woman by Warranty Deed from Gregory A. Long and wife, Janna F. Long dated April 20, 2010 and recorded April 23, 2010 as Instrument No. 201004230030880, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20160063948 DEEDWARR
Recvd: 07/25/16 15:39 2 pgs
Fees:13.00 Taxes:1837.05
20160725-0076543

File Number: GRN-164417SSO

unimproved ☐

This is improved ☒ property, known as 6268 Palomar Court, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of July, 2016.

Jennifer M Ladefoged

Jennifer M Ladefoged

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer M. Ladefoged, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2016.

Notary Public

My Commission Expires: 4-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-164417SSO